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THE GENERAL PLAN CITY OF ALTURAS

MODOC COUNTY

CALIFORNIA

1970

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CITY OF ALTURAS GENERAL PLAN PROJECT



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City planning Alturas

TITLE: The General Plan, City of Alturas, Modoc County,
California.

ABSTRACT - The General Plan of the City of Alturas, California

The Plan set forth in this report represents the first comprehensive General Plan prepared and adopted by the City of Alturas. It was designed to meet the future planning needs of the City, and to qualify as a recognized General Plan under the provisions of the State Planning and Zoning Law.

Elements which constitute the Plan are Land Use, Circulation, Public Buildings and Public Services and Facilities. It is anticipated that a Housing Element, recently added as a required Plan element by State law, will be prepared and adopted at an early date.

The Alturas Area plan covers approximately thirty square miles, and was closely coordinated with the 1966 Modoc County General Plan to ensure common standards and terminology in the two plans. The Alturas Area plan becomes a compatible and more detailed portion of the County plan, and was adopted as such by both the City and the County.

Land use classifications in the plan give strong recognition to the importance of agriculture and recreation in the rural portions, and of orderly community development in the City and suburban areas. Extensive Federal land ownerships are coordinated and appropriately classified.

The Public Services and Facilities Element was developed in conformity with Federal agency guides in anticipation of future applications for financial assistance in the construction of necessary public facilities.

This project enlisted the advice and assistance of numerous Federal and State agencies, together with County and City officials and individuals, and created a healthy atmosphere for productive planning.

THE GENERAL PLAN, CITY OF ALTURAS

Modoc County, California

January, 1970

ELEMENTS: LAND USE, CIRCULATION,
PUBLIC BUILDINGS
PUBLIC SERVICES and FACILITIES

APPROVED: by Alturas City Planning
Commission on October 27, 1969

by Modoc County Planning
Commission on October 14, 1969

by Modoc County Board of
Supervisors on October 20, 1969

ADOPTED: by City Council of the City
of Alturas on November 10, 1969

The preparation of this General Plan project was financed in part through an Urban Planning Assistance grant from the Department of Housing and Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended.

CITY OF ALTURAS
Modoc County, California

CITY COUNCIL

Neal Phillips, Mayor

Paul Breshears
M. W. Jones

Dallas A. Dodge
Sigurd Sonnevil

PLANNING COMMISSION

Robert Wickenden, Chairman

Marvelle Daft
Steve Rusyn

Chic Keeney
John Kerr

CITY OFFICIALS

Bette P. Fountain, City Clerk
Beulah C. Blevins, Treasurer
Ernest O. Hawes, Police Chief
E. K. Doss, Street Supt.

Paul B. Baker, City Attorney
Robert Wickenden, Engineer
B. W. Spicer, Jr., Fire Chief
Charles Jackson, Water Supt.

James M. Campbell, Project Planning Consultant
Robert Wickenden, Project Civil Engineer

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January, 1970

The Honorable City Council
City of Alturas

Gentlemen:

Your Planning Commission and consultants are pleased to transmit herewith the first General Plan of the City of Alturas. The Plan was prepared at the direction of the City Council, and was officially adopted by resolution of your Council to serve as a comprehensive, long-term general guide for the sound and orderly growth and development of Alturas and its planning area.

We are confident that the interest in planning for the future which was generated during the plan preparation, and the availability of the General Plan for use by the Council, Planning Commission and other agencies, will prove beneficial for Alturas and its people, and we hereby express our sincere appreciation to the many Federal, State and local agencies and officials who contributed their assistance to the project.

Respectfully submitted,

for the City Planning Commission
by: James M. Campbell, Project Planner
Robert Wickenden, Project Engineer

INTRODUCTION

Alturas, with a present population of about 3,125 persons, has experienced slow and steady growth, even during recent years when the total County population decreased. It is apparent that the City will continue to grow and develop, and with the active interest of its people and officials, will work to improve its services, facilities and conditions for a sound economy and pleasant living.

This public desire for improved local conditions and a better future was reflected in part in the City Council action to undertake the General Plan project, which will complement the recently adopted Modoc County General Plan, and which will provide general guides to orderly growth and development in the City and its surrounding planning area.

A coordinated approach to area planning is developing, with County Planning Commission and Board of Supervisors endorsement of the Alturas General Plan, and recent County action to provide new Zoning and Subdivision Ordinances which will provide improved protection for the Alturas area and other developed areas of the County.

The Planning Commissions of both the City and the County will now be better equipped to fulfill their duties, and to work more effectively toward accomplishment of the objectives of the General Plans and of that better future for the area.

BASIC SURVEY DATA

A. PLAN AREA DESCRIPTION

Alturas is located near the center of Modoc County in a broad valley at an elevation of 4,346 feet. It was incorporated as a Sixth Class City in 1901 with a population of about 500 persons.

The City occupies a land area of 1,520 acres, and is centered in the Alturas Planning Area which covers 30 square miles.

Topography in the City is quite flat except for rolling hills along parts of the south, east and north borders and the channel of the North Fork of the Pit River cutting across the southeast corner. The Planning Area is a high valley drained by the Pit River system extending into mountains to the north and rolling hills to the southeast and southwest.

Description of existing conditions and recommendations to meet present and future needs of the City and the Area are set forth in the various General Plan Element sections of this report.

B. POPULATION CHARACTERISTICS, TRENDS

Although the total population of Modoc County has decreased since 1950, Alturas and the surrounding area have shown a slow and steady population increase. It appears that population increase in urban areas is offsetting the loss in rural areas. City population projection to year 2000 is 4,300 persons.

	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1969 Est.</u>
County:	8,713	9,678	8,308	7,873
Alturas:	2,090	2,819	2,819	3,125
Planning Area, outside City limits:				400

C. FINANCIAL CONDITIONS

The following statement appears in the Modoc County General Plan, and explains the general County economic condition.

"Today, Modoc County is a rural area with its people engaged primarily in agriculture, forestry and related services. The past decade has seen a decline of employment both in agriculture and forestry. The present national trend toward larger farms more equipment and fewer employees is very evident. The lumber industry, with employment centers in and near the developed communities obtains lumber from both private holdings and the National Forest. During the past several years there has been a significant decline in this industry. A reduction in the annual cut of board feet has forced the closure of several small mills with a resulting reduction in employment.

Between 1950 and 1960 total employment decreased by 14.8%. The 1950 - 1960 employment by industry is shown in the following table."

<u>Industry</u>	<u>1950</u>	<u>1960</u>	<u>% Change</u>
Agriculture	1,128	896	-20.6
Forestry and Fisheries	66	102	+54.5
Mining	9	12	+33.3
Construction	267	170	-36.3
Manufacturing	739	393	-46.8
Services and Other	<u>1,526</u>	<u>1,611</u>	<u>+ 5.6</u>
Total:	3,735	3,184	-14.8

Personal Income

During the period of population decline since 1950, personal income in the County has increased:

<u>1950</u>	<u>1960</u>	<u>1965</u>	<u>1968</u>
\$18,682,000	\$20,588,000	\$21,573,000	\$25,825,000

As compared with the total County, the Alturas area has a more stable employment condition, with a high percentage of the labor force in public employment, in professions and in wholesale and retail trade and service activities.

Per family income is also higher (1960 census)

County: \$5,171, Alturas: \$6,612, State: \$7,278

<u>Public Agency Finances</u>		<u>Alturas</u>	<u>County</u>
Assessed Valuation	1969-70	\$3,993,005	\$32,477,770
" "	1968-69	3,931,645	\$32,761,250
Tax Rate (basic)	1969-70	\$1.60	\$2.7231
" " "	1968-69	\$1.50	\$2.1587
Taxes Levied	1968-69	\$58,972	\$717,700
Total Revenues	6-30-68	\$270,628	\$2,738,648
	6-30-69	\$331,050	
Total Expenditures	6-30-68	\$291,642	\$2,811,073
	6-30-69	\$354,817	
Bonded Indebtedness	6-30-69	\$130,000	\$0

D. EXISTING SERVICES and FACILITIES

The existing public, community and public utility facilities and services are reasonably adequate for present needs. Because of its isolated location, the City must be self-sufficient in providing for its various urban needs. Economic limitations restrict its public services largely to essentials such as required governmental services, fire and police protection, elementary and high schools, water and sewer services, park and

street maintenance, etc.

There are numerous churches, service clubs and community organizations in the area, and electric power and telephone utility services are available. Transportation facilities include railroad, trucking and passenger bus services, and airport facilities.

Improvements are needed in the water and sewer systems, City streets and local drainage. Park and recreation improvements and a community recreation building are planned. The importation of natural gas and new sources of cheap electric power would be beneficial for industrial and domestic purposes.

E. NATURAL RESOURCES, ECONOMIC POTENTIALS

Alturas is the governmental, educational, cultural, industrial, transportation, trading and wholesale distribution center for a large surrounding agricultural and timber and recreational area of Modoc County.

Natural resources of the area are timber, agricultural soils, water, minerals and recreational features in scenery, fish and game.

The economic benefits of timber production to Alturas are largely in the processing of the product, which will continue at a steady or slightly declining level. Agriculture has a potential for expansion and intensification, and increasing benefits. Recreation and tourism are strong and growing economic activities, and trading center commercial operations will expand at a relatively constant rate.

Local water resources appear adequate for the foreseeable needs of the area.

F. AGRICULTURE

1. General

According to the 1965 U. S. Census of Agriculture, Modoc County has 528 farms, embracing about 900 thousand acres of land. These farms are generally restricted to five distinct and separate areas; (1) the Tulelake area, (2) Surprise Valley, (3) the Pit River Valley around Likely, Alturas and Canby, (4) the Gooselake Valley, and (5) Big Valley. Crops, mostly hay, small grains, potatoes and onions, are harvested from 116 to 132 thousand acres each year. About 80% of this cropland acreage is irrigated.

During recent years, the value of all crop and livestock production has ranged from 16 to 20 million dollars. About 25% of this represents hay and grain utilized for local livestock production, so the net cash input of agriculture to the economy of the County varies from 12 to 15 million dollars annually.

Outside of the Tulelake area, livestock production dominates the agricultural picture. The Tulelake area contributes about half of the agricultural income of the County, with malting and feed barley, Durum wheat, potatoes, alfalfa hay and onions being the principal cash crops.

2. Economic Situation

The geographical isolation of Modoc County has not insulated it from the adverse economic forces which have affected farmers all over the nation. The number of farms in the County has declined from 823 in 1950 to 528 in 1965, a loss of almost 36% in 15 years. During the same period, the average size of

farms in the County has risen from 827 acres to 1705 acres. Total agricultural production has increased. This is no anomaly, since the farms which have disappeared are generally those which were inadequately financed or inefficiently managed.

The loss of rural population which accompanied the consolidation of farms has been a major factor in the overall population loss suffered by the County during the past fifteen years. This, of course, has had its effect on retail business; large farms may produce higher yields, but they provide fewer customers for local trade.

With a comparable decline in lumber production, agriculture still remains a major source of economic input for the County. A considerable portion of our agricultural income does not remain in the County long enough to have a maximum effect upon the economy. The Tulelake area, which produces about half of our agricultural income, is in the Klamath Falls trading area, 75 miles or more distant from other populated areas of Modoc County. Non-resident ownership of farms and farmland, which has become increasingly significant since 1950, is also a detrimental economic factor.

3. Outlook

Since the original Overall Economic Development Program for Modoc County was prepared in 1963, it has become increasingly apparent that the future of agriculture in Modoc County will be influenced more by nationwide and even worldwide economic forces than by any attempts at local development. It is entirely

probable that the future development of local agriculture and its related agribusiness will be forstalled for so long as agriculture is in its present distressed condition.

From late 1950 to early 1952, when the parity ratio was over 100, our local agriculture was in a healthy, growing condition, and local business was prosperous. By comparison, the present parity ratio (73-75) provides a very unfavorable climate for growth, investment or development.

Unless conditions change for the better, it appears probable that the past decline in number of farms in the County will continue, possibly tapering off at the 200 - 300 level by 1975 - 1980. Limitations imposed by climate, soils and rainfall will preclude any radical changes in the products grown, although a modest increase in certain row crops or new crops may occur in more favorably situated areas. Current governmental policies affecting the grazing of livestock on public lands will result in gradual but revolutionary changes in our livestock production methods.

4. Problems, Potentials and Needs

At the present time, Modoc County depends very heavily upon agriculture for its economy. This lack of economic diversification reacts just as adversely upon agriculture itself as it does upon the general economy of the County. With a narrow tax base, farmers are obliged to provide a major portion of the costs of local government; a bare minimum of necessary goods and services are available locally; and the lack of opportunities causes young people to leave the County and seek their fortunes elsewhere.

While a desirable degree of economic diversification cannot be attained by agriculture alone, potentialities do exist for agricultural development. The wise and timely exploitation of such potentialities could increase the level of the economy, thereby making for a more prosperous and attractive community and providing a more suitable climate for ultimate economic diversification.

The potentialities for agricultural development exist in three different areas:

- (a) A further development of the existing types of agriculture,
- (b) The replacement of low value crops with crops of higher value, and
- (c) Vertical integration or the establishment of associated agribusinesses.

The potentialities in these three areas justify some detailed description.

Further Development of Existing Types of Agriculture

Modoc County farmers, and especially those who are good managers and have access to adequate financing, have generally developed and improved their operations to the fullest degree economically feasible. As the more inefficient farms continue to pass out of the picture, we can expect that further technological development of existing types of farming will automatically occur. There are two major items, however, which may require assistance: range improvement and the feeding of weaner calves.

Privately owned dryland ranges and pastures have,

with few exceptions, already been developed about as far as is economically feasible. Any further development of this kind would have to be done on poorer soils, where increased forage yields will hardly be sufficient to justify the investment required or to pay the higher taxes resulting from such improvement. A comparable degree of range improvement has not been made on publicly owned rangeland. The probable reasons for this include: (1) lack of sufficient Federal allocations for such work, (2) the reluctance of permittees to subscribe their pro rata share of the investment because of the uncertain tenure of their grazing rights, and (3) an unfavorable contemporary public attitude toward the use of public lands for grazing. This problem should receive detailed study.

It has been demonstrated by several enterprising local ranchers that the feeding of weaner calves prior to sale is practical and profitable. Without such "warming up" the present price received for weaner calves is hardly enough to pay the costs of production. To do such feeding, capital financing for machinery, corrals and facilities is required, and most ranchers may have to adjust their program of operations and their operational financing. This practice should be promoted.

Crop Replacement

The three leading agricultural counties in the United States are all in California - Fresno, Tulare and Kern. This is so because soil and climate permit them to grow a preponderance of "high-value" crops, and crop value is the criteria used in ranking. If these counties produced mostly hay and grain

instead of raisins and other fruits and potatoes and other vegetables, their agricultural wealth would not be nearly so great.

Modoc County produces two high value crops - potatoes and onions - mostly in the Tulelake area. The other principal crops - hay and grain - are low value crops. Beef cattle must also be considered a low value crop, since it takes a considerable acreage to support a cow, and cattle cannot compete with potatoes or other high value crops for the use of the best croplands.

In the past, Modoc farmlands have generally been utilized to the greatest possible advantage in this respect. But the economy of agriculture is characterized by constant shifting and change; areas previously important in the production of certain crops gradually pass out of the picture and are supplanted by other areas which enjoy greater competitive advantages in production or in marketing.

Modoc County does have certain competitive advantages of more or less recent origin. With a population growth rate well above the national average, the State of California has become a much larger market for farm products than ever before. Chicago, for example, used to be the second largest terminal market for produce in the nation. Today, Chicago ranks a poor third, well below Los Angeles, and San Francisco has come up from nowhere to 5th place. Modoc is close to such markets, and even closer to rapidly growing population centers like the Redding-Red Bluff-Chico region and the Reno-Lake Tahoe area. Coupled with this is the fact that important summer vegetable growing croplands along

the coast are being lost through urbanization.

With the rapid development of irrigation wells in the Surprise Valley and the advent of practical sprinkler irrigation, the commercial production of several cool-weather vegetable crops has become a possibility. Particularly important is the fact that the Surprise Valley has an average growing season of 120-125 days, compared to one of about 70-75 days for other agricultural areas of the County.

Vertical Integration or Agribusinesses

Except for hay, which requires only baling to put it into condition for sale to the ultimate consumer, almost all farm products require more or less extensive processing or packaging. Such processing or packaging entails a cost on one hand, and adds to the value of the product on the other. No community which sells raw agricultural commodities can realize the full economic potential of its agriculture, to do so requires that such commodities be processed or packed within the community.

For example, potatoes used to be "dry-graded" into 100 pound sacks, then shipped to terminal markets where they were washed, regraded and packaged into consumer size packages. Many carlots of potatoes are still handled in this fashion, but the trend is toward doing the complete washing-grading-packaging operation at the point of production. The Klamath Basin (which includes the Tulelake area of Modoc County) has some 12 or 15 such "wash plants". The average plant employs 25 to 50 persons for a 7 to 8 months period, represents an investment of \$150 thousand to \$250 thousand and is capable of handling from 5 to

10 carlots per day. This adds very substantially to the economy of the Klamath Basin. Potato wash plants are an "agribusiness" which represent a vertical integration of the agriculture of the community.

Previous studies of the Modoc Economic Commission have dealt with other agribusinesses, namely (1) cattle fattening and slaughtering (2) a vegetable freezing industry and (3) potato processing. Any one of these, if successfully implemented, would have a great impact upon the economy of the County. They all remain as potentialities, awaiting a favorable time when economic conditions permit their development.

AGRICULTURE GENERAL INFORMATION SUMMARY

MODOC COUNTY, CALIFORNIA

1954 and 1965

	<u>1954</u>	<u>1965</u>
<u>Land Area</u>		
Total Acres	2,620,160	2,618,880
In Farms	673,897	900,347
Percent in Farms	25.7%	34.4%
Cropland Harvested	137,964	125,930
Irrigated Land	124,772	133,759
<u>Number and Size of Farms</u>		
Total Number	749	528
Under 10 Acres	28	10
10 to 49 Acres	44	28
50 to 99 Acres	128	55
100 to 259 Acres	227	130
260 to 499 Acres	92	94
500 to 999 Acres	73	72
1,000 Acres and Over	157	139
Average Size in Acres	899.7	1705.2
<u>Economic Class</u>		
Commercial Farms (Number)	607	434
Under \$2,500 Products Sold	107	28
\$2,500 to \$4,999 Products Sold	129	57
\$5,000 to \$9,999 Products Sold	127	81
\$10,000 to \$19,999 Products Sold	244	86

AGRICULTURE GENERAL INFORMATION SUMMARY

MODOC COUNTY, CALIFORNIA

1954 and 1965

	<u>1954</u>	<u>1965</u>
\$20,000 to \$39,999 Products Sold	(a)	80
\$40,000 and Over	(a)	102
Other Farms (Part-time, resident., Misc.)	154	94
<u>Value of Land and Building</u>		
Average per Farm	\$51,271.00	\$152,858.00
Average per Acre	54.24	89.17
Equipment on Farms (Number)		
Grain Combines	334	235
Pick-up Hay Balers	187	268
Motortrucks	1,051	1,081
Tractors-excluding garden tractors	1,208	1,376
Automobiles	916	625
<u>Farm Expenditures</u>		
Feed for Livestock & Poultry	\$365,046	\$508,547
Purchase of Livestock & Poultry	N.A.	1,855,020
Machine Hire	319,432	561,952
Hired Labor	923,391	1,332,313
Gasoline, Other Petroleum Fuel & Oil	556,474	723,055

SOURCE: Census of Agriculture 1954 & 1965, U.S. Dept. of Comm.,

(a) 1954 data in different categories, 244 farms over \$10,000

N.A. - Not Available

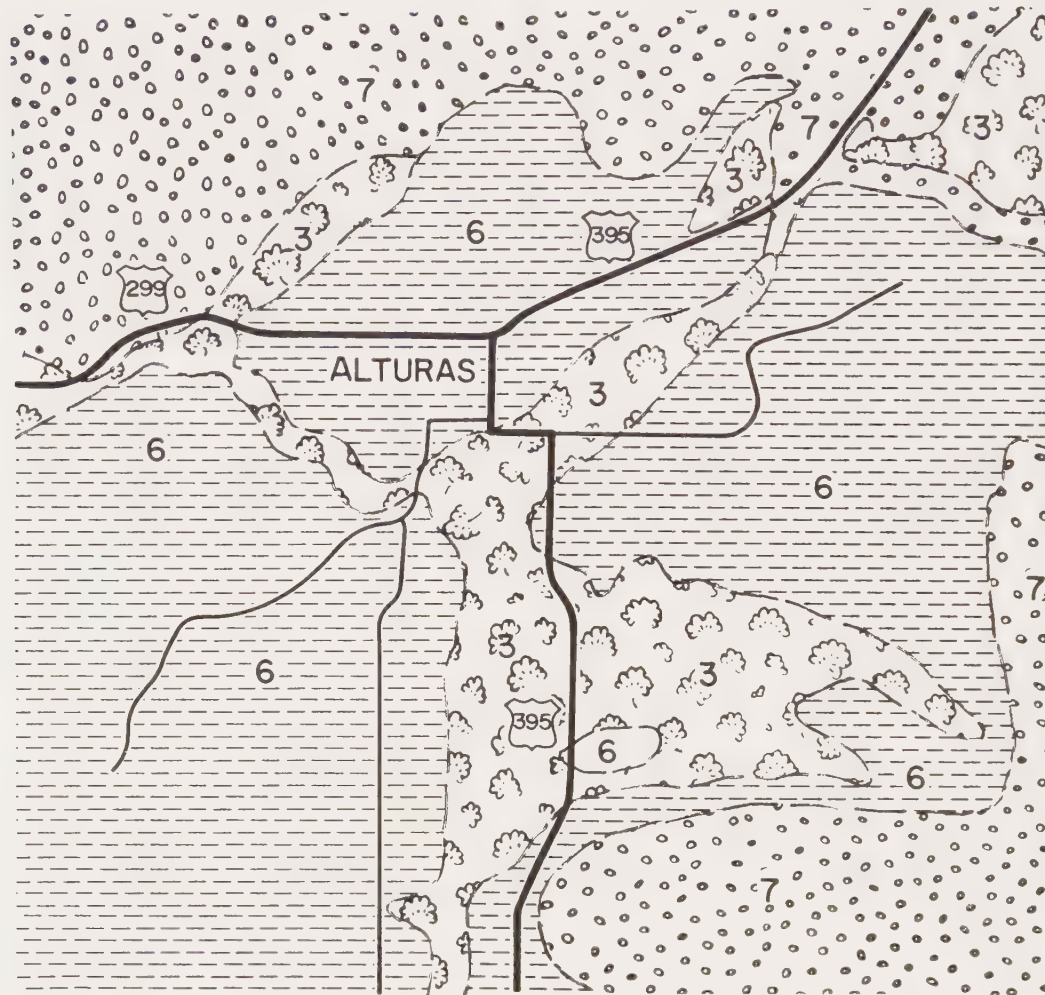
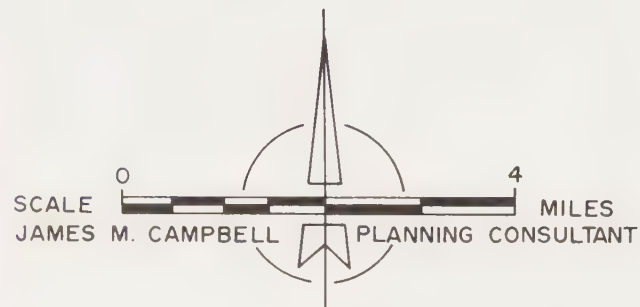
ALTURAS ENUMERATION DISTRICT (1964 Census of Agriculture)

<u>Product</u>	<u>No. Farms</u>	<u>Acres</u>	<u>Production</u>
Wheat	49	3,066	42,738 cwt.
Oats	15	694	10,471 "
Barley	30	2,708	50,324 "
Other grains	18	1,658	14,490 "
Alfalfa hay	83	8,860	15,036 tons
Clo. Tim. hay	38	4,515	8,129 "
Grain hay	52	4,232	5,134 "
Wild hay	38	9,492	14,302 "
Other hay	7	1,874	2,204 "
Grass silage, green chop	1	25	118 "
Sheep	29	1,085	head
Hogs	20	195	"
Cattle	122	31,090	"
Total number of farms: <u>143</u>			

GENERAL PLAN PROJECT-ALTURAS, CALIF.

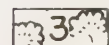
GENERAL SOIL CLASSIFICATION

THE PREPARATION OF THIS GENERAL PLAN WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.



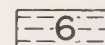
LEGEND

SUITABLE FOR CULTIVATION

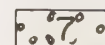


MODERATELY GOOD

SUITABLE FOR RANGE & WOODLAND



GOOD



FAIR

G. LAND USE and TRENDS, LAND VALUES

Present uses of land in the Alturas City and Planning Area have been surveyed and plotted onto basic data study maps. These show normal uses of land for residential, commercial, industrial, public and recreational purposes inside the City, within which there are many vacant lots and acreage parcels available for development.

In the planning area beyond the City limits, an area of about 30 square miles, there are 130 residences, and along the State highway there are a number of industrial and commercial operations, motels, etc. The balance of the area is in irrigated agricultural use, grazing, or public ownership. Large lot recreational subdivisions occupy a small portion of the area.

A recent trend is toward recreational subdivision of marginal agricultural or mountain lands. Since 1960 several such subdivisions have been recorded in the general Alturas area, including over 5,000 lots ranging from one to twenty acres in size. More agricultural land is being irrigated, and production is being intensified.

Land values are increasing as a result of recent sales and subdivision developments.

H. EXISTING AREA PLANS

1. Modoc County General Plan, adopted by Board of Supervisors March 15, 1966. The County General Plan includes Land Use, Circulation and Recreation elements.

2. Modoc County Comprehensive Areawide Water and Sewer Plan, June, 1969, prepared for County Planning Commission by

Robert W. Wickenden, Registered Civil Engineer, Alturas.

3. Alturas Municipal Water System Project, Feasibility Study, including a plan for system improvements, October, 1968, prepared by Robert W. Wickenden.

4. Modoc County Overall Economic Development Program, May, 1969.

5. Alturas General Plan, adopted by City Council November 10, 1969. The Alturas General Plan covers the City and the Alturas Planning Area and includes Land Use, Circulation, Public Buildings, and Public Services and Facilities (Water and Sewer Systems) elements.

I. IMMEDIATE AND LONG RANGE PLANS

Future plans and projections, in text and map form, are included in the "General Plan" section of this report.

PLAN OBJECTIVES and STANDARDS

A. PLAN OBJECTIVES

The General Plan is designed to first provide a clear statement of the desirable objectives of the planning area, and second, to provide a long-range guide for the accomplishment of the objectives in various elements and procedural proposals.

Objectives of the Alturas General Plan are:

1. To maintain the basic residential character of the community in compatible combination with non-residential development.

2. To provide for programmed improvements in public services and facilities to enhance qualities of pleasant and convenient living and sound economic development, such services and

facilities to include schools, parks, public buildings, fire and police services, streets, water and sewerage facilities, drainage, etc.

3. To encourage and assist the expansion of industrial, commercial, wholesale and distribution, professional and tourist service developments for purposes of increasing local convenience services, employment and the economic base of the community.

4. To promote and fully utilize the substantial natural resources of the area in recreational and tourist attraction features.

B. PLAN STANDARDS

The General Plan has a primary purpose of serving as a comprehensive long-term general guide for the physical growth and development of the planning area. It is based upon studies of natural and physical features, existing uses of land and developments on the land, and various other such factors as will provide a broad base for analysis of past and present land uses and service facilities and for projecting a comprehensive pattern of guides for the most desirable future use of land and for the facilities which will be necessary to best serve such uses.

The Elements which, in combination, constitute the General Plan for Alturas are as follows:

- (1) Land Use.
- (2) Circulation.
- (3) Public Buildings.
- (4) Public Facilities.

Each Element of the General Plan is developed by the

appropriate application of its particular set of Standards. Standards for the four Elements are inter-related to ensure that the total General Plan will constitute a fully coordinated combination of guide plans.

Standards for the General Plan Elements follow.

1. LAND USE ELEMENT

This element designates primary use classifications, in general terms, for all of the lands within the planning area. It becomes, therefore, the basic element of the plan and establishes the master pattern with which the other plan elements are integrated.

Land classification designations are intended to indicate the highest and best future uses of the various types of land areas. They are related to topography, soils and other natural features, to existing patterns of land use and developments, facilities and utilities, to established community characteristics, and to projected requirements for various land class types.

LAND USE CLASSIFICATIONS

CONSERVATION (OPEN SPACE)

Lands included in the following Conservation - Agricultural classifications are found to be substantially agricultural in character and, upon property owner request, could be considered for exclusive agricultural or forestry zoning and inclusion in agricultural preserves in accordance with provisions of State and local laws and regulations which provide for the conservation of agricultural lands and open space.

CON-AL, Conservation - Light Agriculture.

This classification is applied to private foothill and mountain lands which are best suited, because of topography and soil capability, for grazing or other light agricultural uses, with forestry, mining and recreation as secondary uses. Minimum sites are proposed to be at least 40 acres, and residential subdivisions are to be discouraged except in particular cases where it is found that they are particularly suitable and acceptable and will be compatible with exclusive agricultural preserves in the vicinity.

CON-AI, Conservation - Intensive Agriculture.

This classification is applied to private valley lands which are best suited, because of location, soils and other natural features for grazing, pasture, and production of agricultural products. Minimum sites are proposed to be not less than 40 acres and residential subdivisions are to be discouraged except in particular cases where they are found to be suitable and not in conflict with adjacent agricultural preserves.

CON-PA, Conservation, Public Agency.

This classification is applied to lands in public ownership, such as National Forest, Wildlife Refuge and Indian lands, which are operated for public or special purposes including range and timber management, mining, recreation, etc., and which are substantially compatible with the foregoing conservation classifications.

F-P, Flood Plain.

This classification is applied to stream channels, and

to adjoining lands which are subject to periodic inundation by flood waters. Special use control is necessary on such lands to permit free flow of flood waters and to prevent loss of life and property. Appropriate uses are agricultural and recreational. Permanent structures and residential uses should be prohibited.

RESIDENTIAL

R-A, Residential - Agricultural.

This classification is applied to land areas which are suitable for large lot rural subdivisions for small farms or summer home sites, where urban services are not available and where density will not exceed one family per acre.

R-S, Residential - Suburban.

This classification is applied to land areas adjacent to urban centers where some urban facilities may be available, i.e. domestic water supply but not sewers, and where density will not exceed two families per net acre.

R-L, Residential, Low Density.

This classification is applied to lands in urban areas where full facilities are available, and where density will not exceed seven families per net acre in single family homes.

R-M, Residential, Medium Density.

This classification is applied to lands in urban areas where full facilities are available, and where density will not exceed twenty families per net acre in small multiple family structures.

R-H, Residential, High Density.

This classification is applied to lands in urban areas

where full facilities are available, where group dwellings, motels, mobilehome parks and other such uses with densities exceeding twenty families per net acre would be appropriate uses.

COMMERCIAL

C-L, Commercial, Local Service.

This classification is applied in appropriate locations where a compact cluster of local or neighborhood convenience shopping facilities is or may be desirable to serve the surrounding residential area.

Standards are: Site, 2 to 6 acres at one acre of building coverage and parking per 1,000 population in service area, and with a parking ratio of 3:1 and controls on setbacks, height of structures and advertising.

C-G, Commercial, General Service.

This classification is applied in the central business district and other locations where retail, service, financial, professional and administrative facilities are concentrated, and which facilities are of a community or regional service character. Parking is necessary on a district or on-site basis.

C-H, Commercial, Highway Service.

This classification is applied to locations which are most suitable for commercial facilities which serve the traveling public, including motels, mobilehome parks, restaurants, service stations, local products stands and novelty shops. Building setbacks, on-site parking and advertising controls are essential.

INDUSTRIAL

M-S, Industrial, Special.

This classification is applied in locations best suited to clean and quiet types of industrial park activities with building setbacks, landscaping, on-site parking and controlled advertising.

M-L, Industrial, Light.

This classification is applied in locations used for industrial operations conducted within buildings such as warehousing and distribution; automotive and equipment servicing and repairs; sheet metal, plumbing and paint shops, etc.

M-H, Industrial, Heavy.

This classification is applied in locations for heavy types of industrial uses such as lumber mills and processing plants, cattle and agricultural products plants, etc.

PUBLIC FACILITY

P-G, Public, General Service.

This classification is applied to locations and sites in, or proposed for public ownership and used for public buildings such as the Court House, City Hall, schools, fire stations, equipment yards, airports, refuse disposal sites and other governmental facilities.

P-R, Public, Recreational.

This classification is applied to lands used or needed for public recreational purposes which will be administered and operated by local government.

2. CIRCULATION ELEMENT

This element of the General Plan includes existing and proposed facilities necessary for the safe, convenient and economical movement of persons and goods to, from and within the planning area. It includes streets and highways, railroads, airports, bus and trucking routes and facilities.

The plan is designed to provide facilities to serve present and future needs as they are projected in the Land Use element, and in conformity with the following standards.

STREETS and HIGHWAYS

State Highways

Routes 299 and 395: To State and Federal standards, and in conformity with freeway or other route agreements.

Arterial Streets, City and County:

Right-of-way: 64 to 90 feet.

Improvements: Two (or four) 12 foot moving lanes,

*Two 8 foot parking lanes,

*Sidewalk - utility strips.

Collector Streets, City and County:

Right-of-way: 60 to 64 feet.

Improvements: Two 12 foot moving lanes,

*Two 6 - 8 foot parking lanes,

*Sidewalk - utility strips.

Minor Streets, City and County:

Right-of-way: 50 to 60 feet.**

Improvements: Two 10 foot moving lanes,

*Two 6 - 8 foot parking lanes,

*Sidewalk - utility strips.

* Parking lanes, curbs and gutters, sidewalks, etc. on County roads are proposed only where urban conditions exist, and otherwise roadway shoulders and drainage facilities will be substituted according to Department of Public Works standards.

** Where rights-of-way of less than 60 feet are otherwise acceptable, utility easements adjacent to street rights-of-way should be provided.

AIRPORTS

The Alturas airport is proposed to be developed in conformity with Federal Aviation Agency and California Division of Aeronautics standards to ensure that Federal and State approval of operations and financial assistance for future improvements may be secured.

RAILROADS

The Southern Pacific Railroad, which provides an important transportation and economic service in the area is subject to Federal and State standards.

BUS and TRUCKING SERVICES

These service facilities are subject to local route and load standards as set forth in State law.

3. PUBLIC BUILDINGS ELEMENT

This element of the General Plan includes existing and proposed public buildings for local public service purposes. Future requirements are indicated by the Land Use element, population density proposals and projections, and the various appropriate standards, as follows:

a. Elementary Schools:

Site: 5 acres plus 1 acre for each 100 students.

Capacity: 500 students (variable in rural areas and per local School Board standards).

b. Junior High Schools:

Site: 20 - 30 acres (variable re. number of students).

Capacity: 400 - 800 students (variable).

c. High Schools:

Site: 40 plus acres.

Capacity: 1,000 - 1,500 students.

d. Fire Stations:

Per standards of Pacific Fire Rating Bureau or State

Division of Forestry.

e. Libraries:

Per standards of National Library Association and

County Library Board.

f. City Hall, Court House, Public Offices:

Per City and County standards related to need and

financing capabilities.

g. Airport Structures, Improvements:

Per California Aeronautics Division and Federal

Aviation Agency standards for major improvements.

h. Parks and Recreation:

(1) Neighborhood parks, playgrounds,

One per neighborhood of approximately 500 families;

site, 2 to 5 acres; facilities, playground equipment, softball

diamond or open play area, family picnic sites.

(2) Community park, one per community of 3,000

to 10,000 persons; site, 20 to 40 acres; facilities, swimming

pool, ball diamonds, game fields, playground equipment, family picnic sites, shelter structures, etc.

(3) Community recreation building, in community park, with facilities for club, organization and general community meetings, teen events, etc., and with kitchen, stage and other appropriate features.

4. PUBLIC SERVICES and FACILITIES ELEMENT

This is an engineering element of the General Plan project, including plans for water and sewer systems and solid waste disposal. Standards for this element are engineering standards which are set forth in the General Plan section of this report.

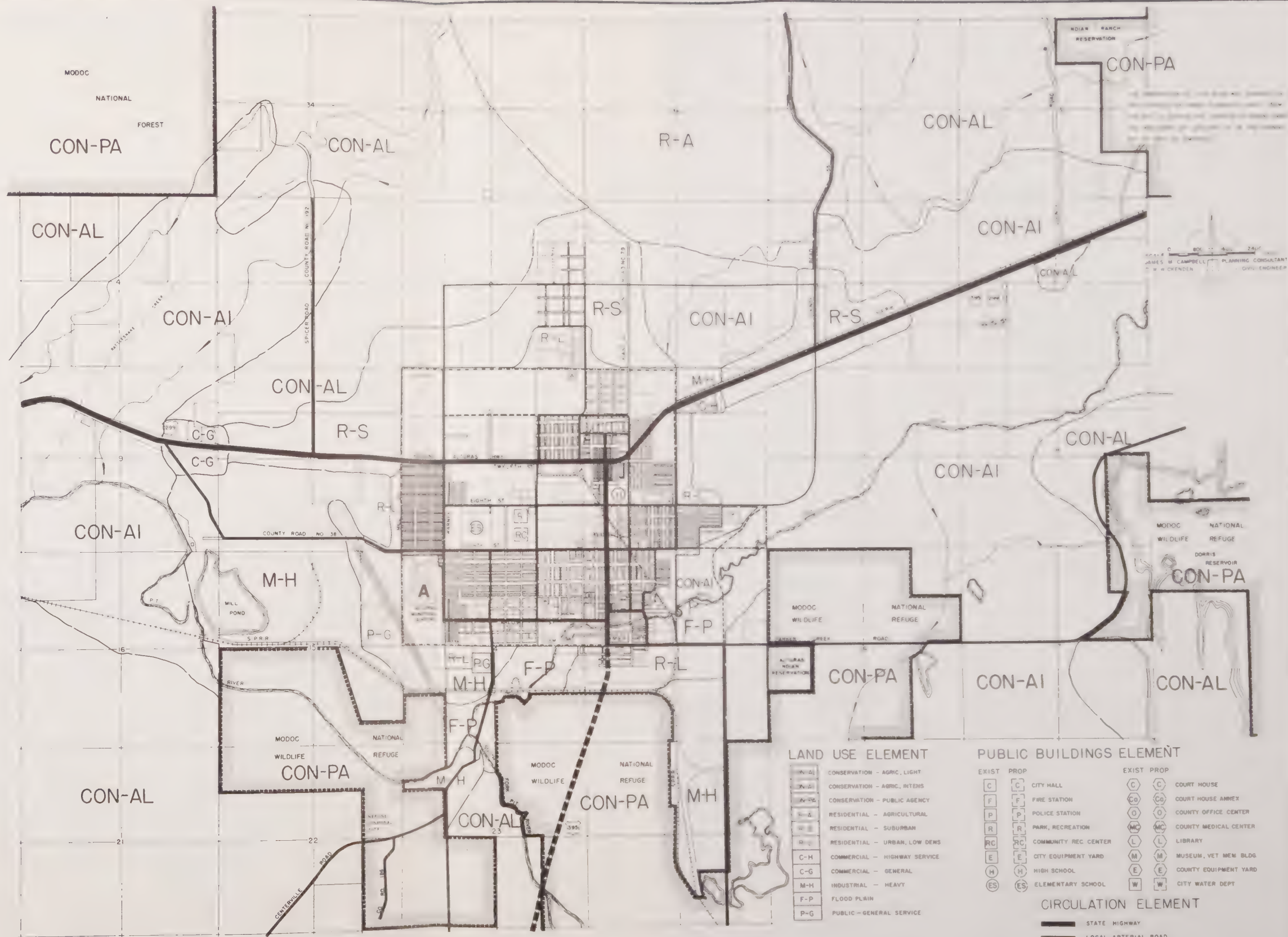
II. THE GENERAL PLAN, ALTURAS and AREA

The California Planning and Zoning Law provides that each Planning Commission shall prepare, and the legislative body of each County and City shall adopt a comprehensive, long-term General Plan for the physical development of the County or City, and that such a plan may include territory outside the County of City which, in the Planning Commission judgement, bears relation to its planning.

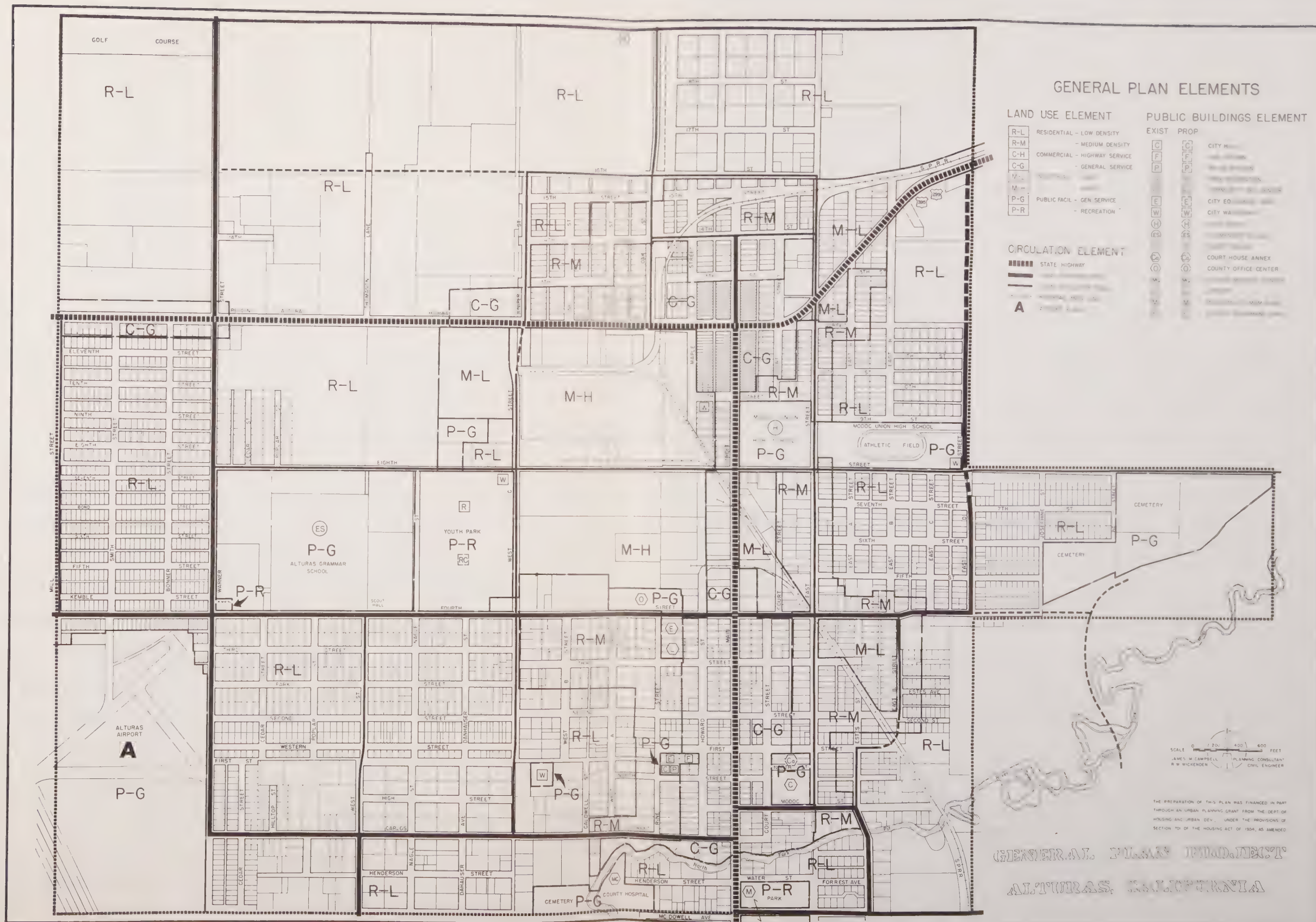
It is provided further that a County or City may adopt any or all elements of a General Plan for any or all parts of its territory.

The Alturas General Plan includes the City and a surrounding Planning Area of unincorporated County territory which bears relation to the City planning. Elements of the plan are those which were considered most essential in the first City planning project, namely Land Use, Circulation, Public Buildings, and Public Services and Facilities.

A General Plan, under California law, must now include Land Use, Circulation and Housing elements, and may include various other listed elements. It is unfortunate that the Housing element was added to the list of required elements after the Alturas project was funded and contracted, and it is suggested that a Housing element be prepared and adopted at an early date in order that the full benefits of a minimum General Plan may be available to the City and area.



GENERAL PLAN PROJECT, ALTURAS, CALIFORNIA GENERAL PLAN ELEMENTS



GENERAL PLAN PROJECT
ALTURAS, CALIFORNIA

THE PREPARATION OF THIS PLAN WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPT. OF HOUSING AND URBAN DEV. UNDER THE PROVISIONS OF SECTION 701 OF THE HOUSING ACT OF 1934, AS AMENDED.

SCALE 0 200 400 600 FEET
JAMES W. CAMPBELL PLANNING CONSULTANT
R. W. WICKENDEN CIVIL ENGINEER

A. LAND USE ELEMENT

The Land Use element of the General Plan is intended to classify the various types of land areas for their best future use. These classifications, which are shown on the General Plan maps, relate to the physical features of the land, including soils, topography, ownership, location, etc., to existing uses of the land, and to the Standards set forth in part II of this report.

Such land use classifications and standards provide the basic General Plan pattern, and provide guidance for the features of the other plan elements which are the service and facility elements designed to meet present and future needs generated by the specified uses of land.

This and other elements of the plan are guides which may be effectuated by Specific Plans in the form of zoning, subdivision regulations and other such measures having the force of law or specific official effect.

It is essential, therefor, that the Land Use and other elements of the General Plan and the related regulatory measures be reviewed at frequent intervals, and that close conformity of proposals, standards and regulations be maintained. This will ensure that such plans and measures will fulfill their purposes and best serve the people of the area.

1. Conservation Land Use Classes

Classifications in this group include Light Agricultural (CON-AL), Intensive Agricultural (CON-AI), and Public Agency (CON-PA). The agricultural classifications relate to the soil types and capabilities, the importance of a continuing agricultural-

al activity, and the need to promote the activity and protect it from the encroachment of incompatible land uses. These land areas are suitable for consideration as agricultural preserves.

The Public Agency (CON-PA) classification is applied to lands in Federal ownership; National Forest, Wildlife Refuge and Indian Reservation, and which constitute generally permanent open space and recreational use areas.

Flood Plain (F-P) lands are relatively small areas which require special consideration and protection from developments which might impede flood flow or contribute to hazardous conditions to persons and property.

2. Residential Land Use Classes

These land use classifications are designed to be used in rural, suburban and urban situations, and relate to physical features and existing use conditions. Topography, geology and soil types, location and scenic or other natural attractions are typical physical features considered, and the existence, proximity or future availability of water and sewers systems and other urban services are strong factors in the determination of the urban density use of the areas.

The Residential-Agricultural (R-A) classification is used in the north-central portion of the planning area, encompassing rural lands which are now, or are suitable for future recreational subdivisions. Lot sizes should ideally average well above the one acre minimum specified in the Standards in order that a rural and recreational atmosphere may be maintained, and family gardens and livestock raising may be possible.

Residential-Suburban (R-S) areas are located in the Daphnedale and northern fringe of Alturas areas, and extending along the State Highway to the east and west, where patterns of suburban lots have been established and suburban development is occurring.

The greater part of the City area, together with a limited amount of closely adjoining land, is in the Residential-Low Density (R-L) classification, where single-family homes are existing or future extensions are feasible.

Residential-Medium Density (R-M) areas are located in the central area and adjacent to commercial services and employment centers where the maximum of conveniences are available. They also create desirable buffers between the low density and the commercial or industrial areas.

3. Commercial Land Use Classes

The three types of commercial classifications are applied in relation to existing developments, appropriate location for present and future service, and with latitude for future needs with consideration of desirable concentration. The acreage provided in the central area and along the State highway heavy traffic routes is ample for the foreseeable future.

4. Industrial Land Use Classes

These classification areas are influenced strongly by the railroad, existing developments and land ownerships, and form a somewhat unfortunate pattern extending through the center of the City. Additional industrial development is essential to the future economic stability of the Alturas area, and many acres of well ser-

vised industrial sites are available. Reasonably high standards in City and County zoning of these lands will permit industrial growth with minimal inconvenience.

5. Public Facility Land Classes

Urban type public facility sites are included in this classification to give appropriate recognition to such present and future land areas, and to suggest future zoning with such recognition. The zoning suggested includes a new public facility zone provision and a civic district provision for those sites and surrounding lands which justify vicinity architectural control.

B. CIRCULATION ELEMENT

This element of the General Plan complements the adopted Modoc County General Plan, and adds various routes within the City and Planning Area. It shows the area units of the California Freeway and Expressway System, Routes 299 and 395, including the future realignment of Route 395 to the south of Alturas.

Upon adoption of the General Plan, the streets and roads of the Circulation Element became the Select System for State gasoline tax expenditure purposes. Periodic review of this element is essential.

It is fortunate that the City streets were laid out with rights of way of from 60 to 80 feet in most cases. This situation makes application of the streets Standards relatively simple for present streets, and appropriate for streets in future developments.

The Alturas airport is a great asset to the area, and at the same time creates certain safety and nuisance problems related to its close proximity to homes and runway orientation to schools

and residences. It is recommended that the airport site and its adverse features be carefully reviewed with Federal Aviation Agency and California Aeronautics Division representatives prior to the authorization of major expenditures of improvements on the site.

C. PUBLIC BUILDINGS ELEMENT

This element of the General Plan, provides an inventory of existing public sites and structures, and projects future needs. In relation to present and predicted population, most sites and some structures are reasonably adequate.

The elementary school site of about 50 acres is well located and more than adequate in size for both school and related community purposes. In the distant future a small elementary school site in the northeast area may become desirable, depending on the amount of residential development.

The high school site is much smaller, is divided by a City street of too much traffic value to be closed, and is limited as to expansion possibilities. Slow rate of population and enrollment increase is a positive factor in this case.

Both the City Hall building and site are adequate for present needs, and building expansion is possible on the site. Additional space for future County building needs is available at the Court House site and on the County property on West Fourth Street. Closure of North Street and provision of off-street parking are anticipated in future development of the Court House site.

A community recreation building is most urgently needed. Plans for this building have been prepared for a location on the Youth Park site. The building will provide for a variety of com-

munity use purposes and will greatly enhance recreational and related programs.

The above site of more than 20 acres is a well located and adequate community park site which is planned for extensive recreational improvements. It is complemented by the smaller parks on South Main Street which are well located, well used, and relatively well developed. A future neighborhood park will be needed in the future in the north area, possibly adjacent to a future elementary school in that area.

D. PUBLIC SERVICES and FACILITIES ELEMENT

D. PUBLIC SERVICES and FACILITIES ELEMENT

Summary

(a) The municipal sewage treatment plant was renovated and improved in 1966 and will be adequate for the next twenty years or longer.

(b) Public sewer and water service is needed now in some portions of the planning area. As the community grows this service will have to be extended to these and other areas both inside and outside of the present corporate city limits.

(c) The City of Alturas has applied to the State of California for a loan of \$500,000.00 under the Davis-Grunsky Act to finance improvements to the municipal water system.

(d) If the loan is made and the project carried out as set forth in the application, the source and storage elements of the water system will be adequate for 40 years.

(e) The existing open garbage dump is an unsightly nuisance and health hazard. A new waste disposal area has been acquired by the City of Alturas and will be in operation as a sanitary land fill in 1970.

(f) The storm drainage project undertaken by the City in 1966 should be completed as soon as feasible.

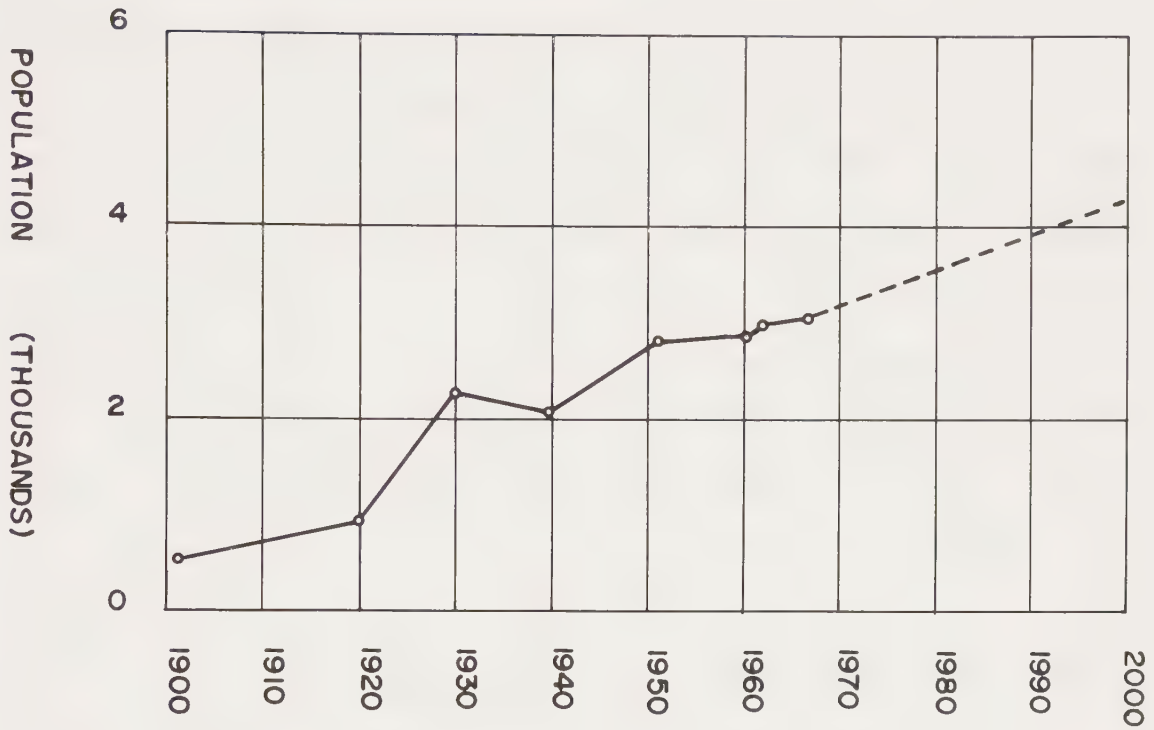
1. Sewer System

The Alturas municipal sewerage system consists of the collection piping, two small lift stations, the outfall main and the sewage treatment plant. The treatment plant is located near the confluence of the North and South Forks of the Pit River and is reached from County Road No. 54. The City owns about 41.5 acres at this location. The disposal facilities comprise a "separate" system since storm drainage is not connected into the sanitary sewers.

The original treatment plant was built on the present site in 1936 and a 15 inch diameter outfall line, a short length of which runs through a tunnel, was installed. The treatment plant was renovated in 1966 and several new units including chlorination facilities were installed. A schematic diagram of the treatment units in the present plant is appended.

The sewage treatment plant was designed originally to serve a population of 5000 persons. The present estimated population within the corporate limits is estimated to be 3125 persons and the population of the City in 1990 is projected to be about 4000 persons while the planning area outside the City is expected to have a population of about 660 persons. From the above it appears that the sewage treatment plant has adequate capacity to serve Alturas for at least the next 20 years without requiring enlargement. A graph showing the population projection of the City to the year 2000 is appended. At the present time the City provides sewer service to the Modoc Medical Center and a small residential area in the neighborhood of the Medical Center outside of the corporate City limits.

POPULATION GRAPH



CITY OF ALTURAS
MODOC COUNTY, CALIFORNIA
JANUARY, 1968

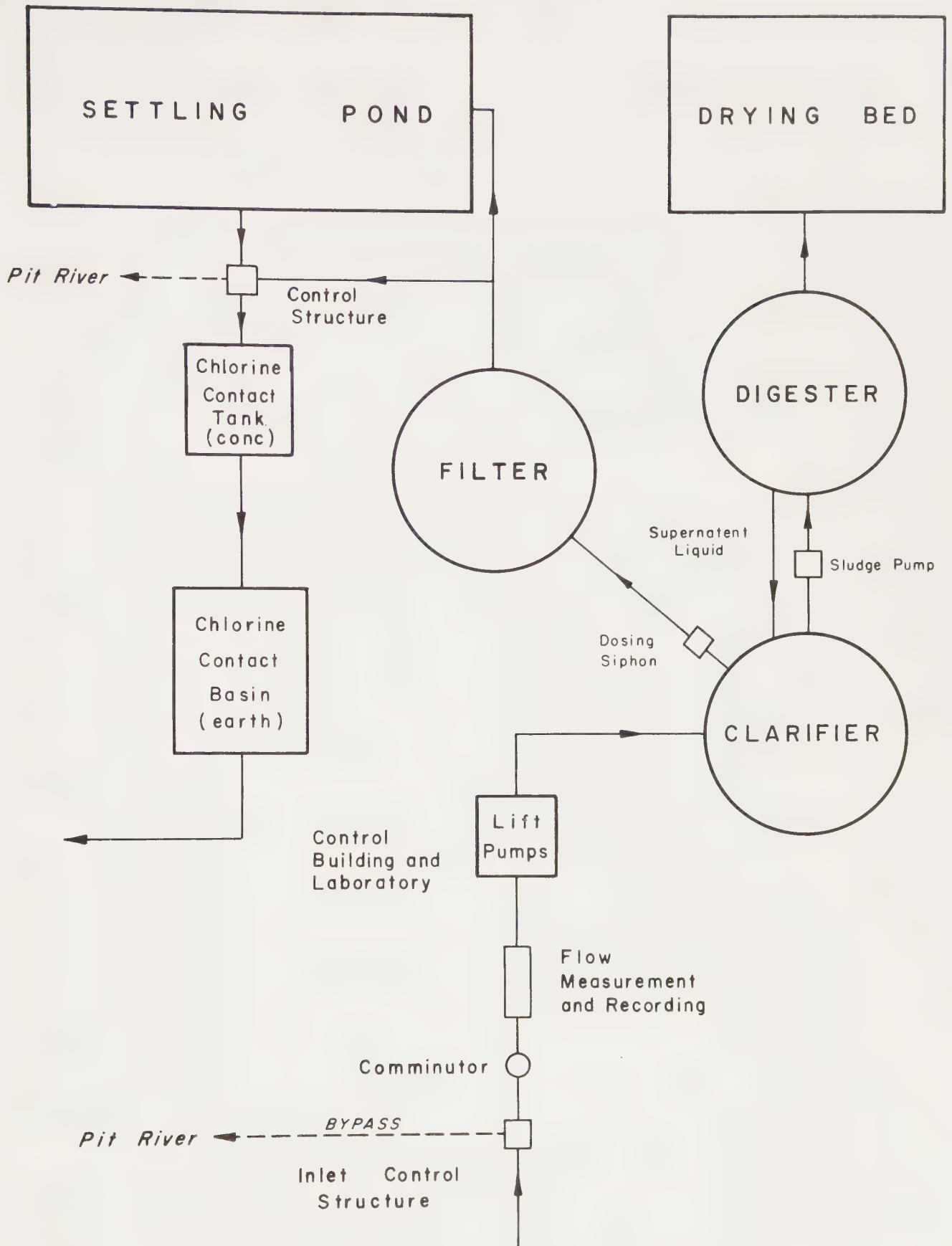
After treatment, the sewage effluent is discharged into the Pit River. Sludge from the digester is placed on the drying bed as required and when dry is disposed of by burning or placed in low areas near the treatment works. Sand from the grit chamber is disposed of by burial.

Below the point of discharge the Pit River is used principally for pasture irrigation during the summer. Downstream from the discharge about a mile, the Calandor Pine lumber mill uses water from the River in their log pond. Recreational uses of the River below Alturas consist of some limited seasonal fishing and hunting. Some use for swimming by children may occur from time to time. It is probable that the Pit River will have increasing use for recreational and other purposes as the population of the area grows.

In August 1953 the Central Valley Regional Water Pollution Control Board established requirements to govern the discharge of sewage effluent from the Alturas treatment plant. In September, 1966, the Pollution Control Board issued new requirements for the discharge. The new requirements anticipate a continued growth for the area and a need to maintain the quality of the Pit River. The requirements state in part as follows:

"The requirements for the City of Alturas reflect the current need to maintain waters of the State safe for human contact, and in such condition as to optimize the use and re-use potential of the downstream Pit River waters."

Given continued good operation and maintenance the existing treatment plant should be able to meet the discharge re-



SCHEMATIC DIAGRAM
CITY OF ALTURAS
POLLUTION CONTROL PLANT

DECEMBER, 1969

quirements without difficulty. The levee protecting the plant units from flooding by the River during periods of high water was raised and strengthened in 1969. The plant can now operate without interruption even during periods of excessive run-off in the River. The existing sludge digester is unheated and this causes operational problems, particularly during the winter months. Although the quality of the discharge is not affected by the lack of heating some odor problem may occur when undigested sludge is drawn on the drying beds.

The older collection piping consists mainly of vitrified clay pipe with mortar joints. Newer installations have been made exclusively with asbestos cement pipe. Pipe sizes are mostly 6" and 8" diameter with a few 10" and 12" lines. There are generally enough manholes for adequate access to the sewers excepting in a few areas. The topography of Alturas is relatively level and many of the sewer lines have a minimum amount of fall.

Records of the flow reaching the treatment plant were not kept prior to renovation of the plant in 1966. The average daily flow now is about 135 gallons per capita. A rapid increase of flow is noted during storms indicating infiltration into the sewers and perhaps some illicit storm water connections to the sanitary system.

PROJECTED NEEDS - 5 years

It is anticipated that sewers will be extended into the Northwest portion of Alturas within the next 5 year period. There is a tendency for this area, particularly that portion North of Highway 299 and West of Oak Street to develop. Commercial

enterprises will occur along Highway 299 while the areas further back from the highway will probably be residential. These areas are delineated on the Land Use Map as R-S (Residential Suburban) and C-H (Commercial Highway Service). The total area within the City limits that is not served by public sewers is approximately 375 acres. In accordance with the Land Use Element, a population of two families or about 7 persons per acre should be used in planning sewers for R-S areas. A daily sewage flow of at least 945 gallons per acre per day should be used for sewer design. The City Council should develop a uniform policy for extending sewer service into un-sewered areas and for financing such projects.

PROJECTED NEEDS - 10 years

Two portions of the planning area having a combined area of 63 acres will need public sewers within the next 10 years. One area of 16 acres near the Airport bounded by Warner, Cedar, Third and Western Streets is within the corporate limits. This is designated as an R-M area with projected population density of not more than 20 families per net acre. Sewer design for this locality should be based on a flow of 9500 gallons per day per net acre served. An area along each side of Highway 99 extending easterly from the corporate limits is developing to a point that public sewers will soon become necessary. The "Land Use Element" indicates that this area will continue to develop as R-S and C-H. Design flows should not be less than 945 gallons per day per acre served and consideration should be given to possible extension of the sewers to adjacent areas.

PROJECTED NEEDS - 20 years

The Daphnedale Park Addition, adjacent to the North boundary of Alturas has a present population of about 120 persons. Most of the streets are paved and electric power and telephone service are available. Water supply and sewage disposal are on an individual basis. This subdivision is classed as an R-S area including the 120 acres lying between Daphnedale and County Road No. 79. The total area is 240 acres. The soils are not favorable for septic tank systems and sewage overflows occur frequently. As the area builds up and the population becomes denser the problem of sewage disposal will become more critical. Owing to the topography and to the proximity of the City sewer lines, the best solution to this problem appears to be connection to the City sewerage system. Although the growth of the Daphnedale area has been slow, it is estimated that the population will be about double the present population or 250 persons by 1990. With a population density of two families per acre as indicated by R-S classification, the population could eventually reach 1700 persons. Sewer design should take into account the possibility of possible extension of the lines to serve other adjacent areas.

Extensions of the sewer system to serve areas within the boundaries of the City not now served can be financed in part by the monthly sewer charge. In some cases it may be necessary to use improvement district financing although this has not been done to date. For relatively short extensions the City Council has required the property owner desiring sewer service to finance the installation. The renovation of the sewage treatment

plant in 1966 was financed by a general obligation bond issue and by a grant under Public Law 660. Areas outside the corporate limits desiring sewer service may be required to annex to the City or to enter into an agreement with the City for repayment of the costs of installation and for the cost of treating the waste.

2. Water System

In 1911 the City of Alturas installed the first public water supply to serve the City. Two wells were drilled where the City Hall now stands, a 100,000 gallon standpipe was erected and the distribution system was installed. As the City expanded additional wells were drilled and the distribution system extended. In 1930 a new standpipe having a storage volume of 350,000 gallons was added. By 1965 the system comprised 6 wells with the two original wells at City Hall still in use. Since 1965 the well on West 8th street had to be abandoned due to caving and poor bacteriological quality and the well at the North end of Oak Street also failed and was abandoned. Due to the loss of the two wells the City has been critically short of water during the past several summer and fall seasons. In 1969 the City of Alturas made application to the State of California for a loan of \$500,000.00 under the provisions of the Davis-Grunsky Act. The application is now pending before the State Department of Water Resources and the State Water Commission. The City proposes to use the loan for drilling 2 new wells, an additional storage tank and extension of the water mains into areas not now served.

If the water supply project as outlined in the City's Davis-Grunsky Act application is successfully financed and built

the source and storage elements should be adequate for at least 40 years.

The State Department of Water Resources Bulletin No. 98 indicates that the ground water supply available at Alturas should be adequate to supply the needs of the City in the foreseeable future. Several wells that produce from 1000 to 2000 gallons per minute are found in and near Alturas. Eventually however, the City may have to obtain its water from the streams flowing from the West slope of the Warner Mountains. Either Pine Creek or Parker Creek would seem suitable for this purpose.

PROJECTED NEEDS - 5 years

It will probably be necessary to extend water service along Highway 299 west of Juniper Street and along Warner Street North of Highway 299 in the vicinity of the Arrowhead Golf Course. The area North of Highway 299 and West of Juniper Street will develop as an R-S zone with some commercial development along each side of Highway 299. A subdivision was proposed in this area recently but did not materialize. It is probable however, that subdivision of some of this land will occur soon. North of Highway 299 the topography is characterized by low rolling hills which are in demand for suburban building sites. Owing to the higher elevation the design of water service facilities for this area should include provision for a high level service zone.

PROJECTED NEEDS - 10 years

The area along Highway 299 East of the City limits as discussed under the section on sewers is expected to need water service within the next 10 years. In planning for the extension

of water mains into this area a substantial reserve in main capacity should be provided. In the past many water main extensions have been made with 2" diameter pipe. Those areas now suffer from inadequate pressure during the summer months.

PROJECTED NEEDS - 20 years

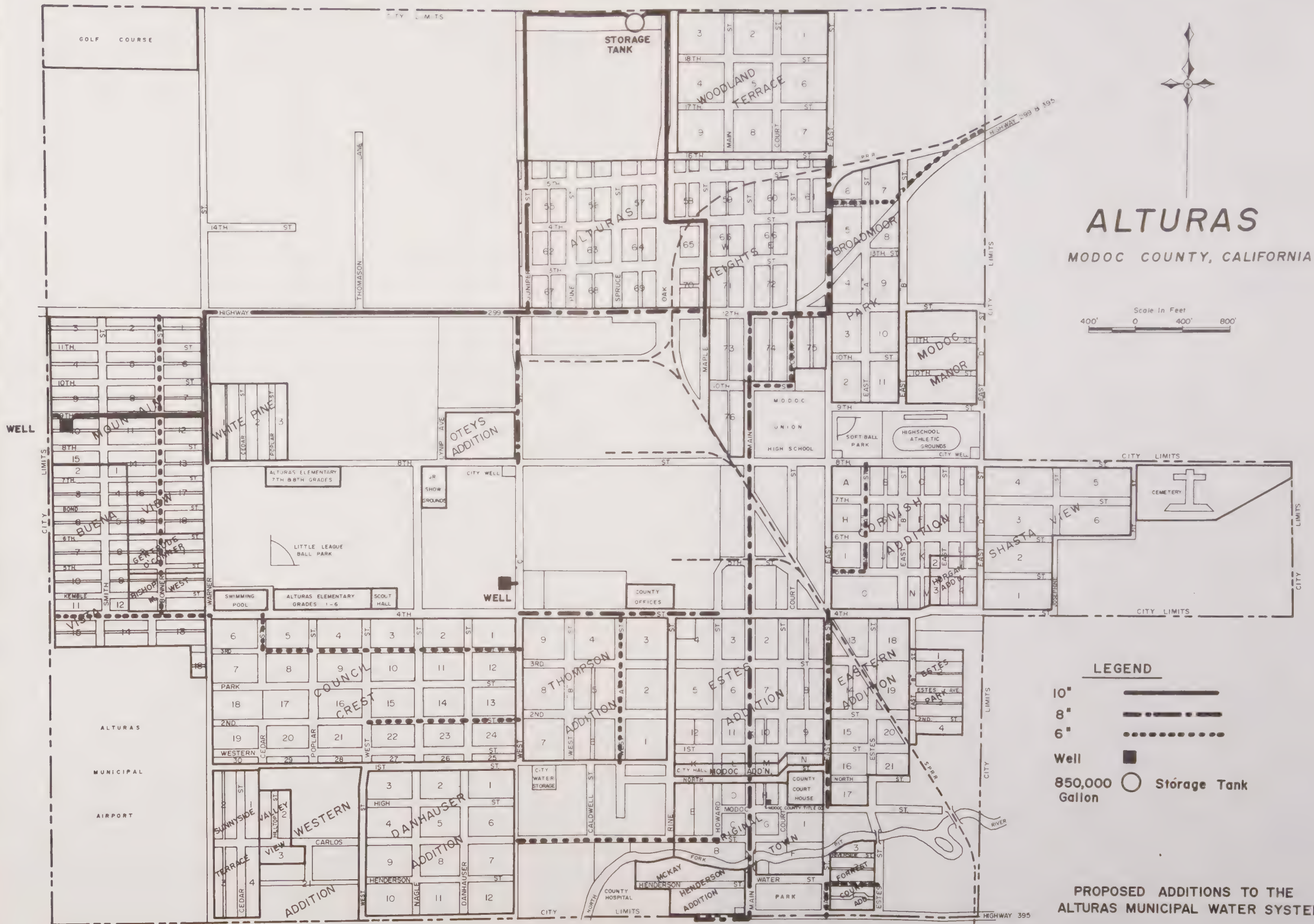
The City should anticipate serving water to Daphnedale Park within the next 20 years. This locality has been discussed under the sewer section of the General Plan and the same area of about 240 acres is involved.

A 12 inch diameter water main extends to the South boundary of Daphnedale Park at the present time. The topography slopes upward gently to the North from the City limits and a high level service zone using a booster pump will be needed to adequately serve this locality.

In 1965 the City of Alturas extended a water main North from the City along East Street to serve water to the Modoc Recreational Estates Subdivision. Increased service to this area including extension of the mains is anticipated within the next 20 years.

Financing for the proposed improvements to the municipal water system will be principally by a loan of \$500,000.00 from the State of California. The interest rate will be 2½% and the loan repaid over a period of 30 years. The improvements to be made with this loan are shown on the included map.

Extensions within the corporate limits of the City not included under the Davis-Grunsky project will be financed from Water Department revenues.



Financing for water facilities serving areas outside of the corporate limits should be provided by those requesting the service. At this time it appears that the residents of Daphnedale Park will form a District of some type and enter into a contractual arrangement with the City of Alturas for water service.

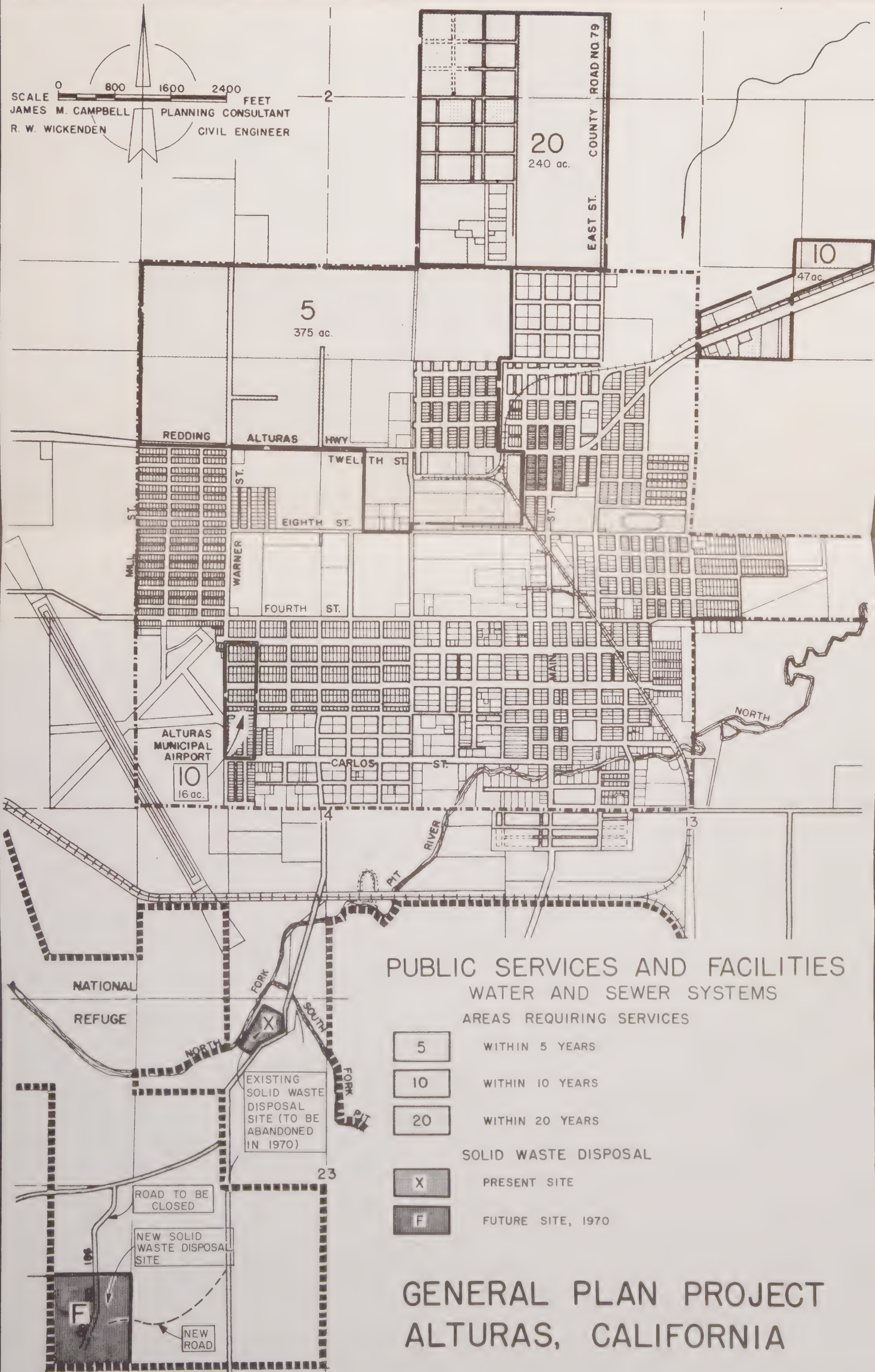
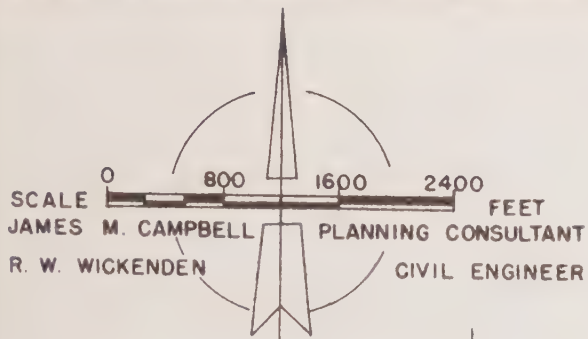
3. Solid Waste Disposal

Existing Disposal Site

The existing solid waste disposal facility consists of an open dump located along County Road 54 about $\frac{1}{2}$ mile South of Alturas. The waste is deposited on the top of a level area and pushed over a low bluff from time to time. The disposal site is easily visible from Road No. 54 and has always been operated as an open dump. When the wind blows from the southwest, papers and trash are scattered over a wide area toward Alturas. Fly breeding occurs in wet garbage and animal carcasses that are occasionally deposited here. This disposal area is unsightly and has been a nuisance for many years. After long negotiation the City Council has acquired a new site and the existing dump will be closed in 1970. It is planned to cover the present dump and to return the land to usable condition.

New Solid Waste Disposal Site

A new land fill site has been acquired by the City in Section 22 about $1\frac{1}{2}$ miles southwest from Alturas. A paved road was built in 1969 to provide access to the site from County Road No. 60 and the site is $\frac{1}{2}$ mile south from County Road No. 54. The City acquired a "use permit" from the U.S. Fish and Wildlife Service for the land fill with the understanding that the facility



would be operated under the direction of the local health department. In response to a request from the City, the U.S. Soil Conservation Service submitted a report on the soil conditions at the new land fill site. About 15 acres of a gravelly, sandy loam soil having a depth of at least 5 feet are available for the operation. The remainder of the 40 acre tract is covered by a similar but shallower soil. Based on a yearly per capita requirement of 1.13 cubic yards per person and a contributing population of 4000, the total annual requirement will be about 2.8 acre feet. Assuming a 5 foot fill depth and a 75% efficient use of the available volume, the 15 acres of gravelly loam should last about 20 years.

Experience has shown that it is becoming increasingly difficult to find areas suitable and available for solid waste disposal by the land fill method. Although the new site will last for many years the City should look forward to the time when a more remote disposal area may become necessary.

At the present time garbage is collected in Alturas by a private individual who operates under franchise from the City. Maintenance of the dump is provided by Modoc County and the City of Alturas. When the new land fill is placed in use operational costs will increase and it may eventually be necessary to levy a small fee on persons using the facility to help defray the cost of maintenance and operation.

4. Storm Drainage

Alturas is located mostly on a level valley floor adjacent to the North and South forks of the Pit River. There is very little fall available and drainage of surface water presents

a problem. The consturction of street and railroad embankments has in some cases obstructed or altered the natural drainage channels. As a result, ponding of storm water occurs along the street and in low places. Inadequate storm drainage is responsible for the poor condition of many of the streets in the City. Unless surface water can be removed quickly without ponding, the base material becomes saturated and failure of the street surface will soon follow.

A storm drainage project was begun by the City in 1966 when a 24 inch diameter line was installed on Rine and Fourth Streets. Portions of the project not yet completed are extension of an 18 inch line from Fourth and East Streets north along East Street to Ninth Street. Another area in the City needing storm drainage facilities is along Second and Third Streets West of West C Street.

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